

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number <b>ALBERT, WEILAND &amp; GOLDEN, LLP</b> Kyra E. Andrassy, State Bar No. 207959 650 Town Center Drive, Suite 950 Costa Mesa, CA 92626 Telephone: (714) 966-1000 Facsimile: (714) 966-1002 Attorneys for Weneta M.A. Kosmala, Chapter 7 Trustee	FOR COURT USE ONLY <div style="border: 2px solid black; padding: 10px; text-align: center;"> <b>FILED</b>  <b>OCT 16 2003</b> </div> <small>CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY Deputy Clerk</small>
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re:  <b>PATRICIA JOANNE CARPENTER,</b>  <div style="text-align: right;">Debtor.</div>	CASE NO. SA 03-11512 JR

### NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> November 4, 2003	<b>Time:</b> 2:30 p.m.
<b>Location:</b> Courtroom 5A, Ronald Reagan Federal Building, 411 West Fourth Street, Santa Ana, CA 92701	

Type of Sale: ☒ Public    ☐ Private    Last date to file objections: October 21, 2003

Description of Property to be Sold: Single family residence located at 5626 E. Vista Del Valle, Anaheim, CA

Terms and Conditions of Sale: Sale is subject to Court approval; sale is "as is" without warranties of any kind, regarding the condition of the property or the quality of title to the property. Seller will not provide a pest control report nor pay for any corrective work. The buyer must have no contingencies, including the contingency of obtaining financing or an appraisal.

Proposed Sale Price: \$270,900

Overbid Procedure (If Any): The initial overbid must be at least \$275,900, and subsequent overbids must

be in increments of \$1,000. Any overbidder shall submit an overbid in writing to the Broker or the Trustee at or before the November 4, 2003 hearing along with cash or certified funds in the amount of \$27,590 as a deposit that is nonrefundable if the overbidder is the successful bidder and fails to close the sale. Any overbidder must have and demonstrate to the Trustee before the hearing the ability to close the sale and must submit cash or certified funds in the amount of the proposed purchase price, and must expect to close the sale within ten days of the entry of the order approving the sale. The Trustee retains discretion to determine eligibility to bid, and all overbids are subject to the review, discretion, and business judgment of the Trustee.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: November 4, 2003 at 2:30 p.m.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Broker: Clarence Yoshikane, Prudential California Realty, 2405 McCabe Way, Suite 100, Irvine, CA 92614 Phone: (949) 794-5724 Fax: (949) 553-9799

Attorney for Trustee: Kyra Andrassy, 650 Town Center Drive, Suite 950, Costa Mesa, CA 92626 Phone: (714) 966-1000 Fax: (714) 966-1002

Date: October 15, 2003

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